

Carlisle Planning Board Minutes  
April 16, 1968

Joint Executive Meeting  
with the Selectmen

Present were: C. Evans, D. Spaulding, D. Bickford  
W. R. McAllister, T. Herndon, J. A. Tayler  
J. Macone

Mr. D. Bickford outlined a proposal for the possible purchase, by the Town, of approximately 107 acres of land belonging to Mrs. George P. Towle. It was pointed out that the property was one of the most attractive in town, and that the Selectmen and Conservation Commission felt that the Town should be given the opportunity to acquire the land. The plan presented was to seek 50% State matching funds, and 25% Federal funds, available for conservation land purchases, to reduce the cost to the Town. The price quoted for the total property was \$250,000, and the Selectmen proposed to also seek a first refusal option on the Towle house and six acres surrounding it. This would give the Town the opportunity, at some future date, to consolidate the purchase into one tract, if it chose to do so. The tentative breakdown of the purchase was to acquire the land lying south of Westford Road as Conservation land, and the remaining part north of the road would be bought outright by the Town for possible future town building sites. The Selectmen desired to know how the Planning Board felt about this proposal.

Mr. Evans wondered if the north side of the road should be bought for town building sites, since he felt that such land should lie closer to the center of town, perhaps near the location of the proposed bypass. Mr. McAllister felt that the asking price was "top dollar" for land in Carlisle, but since so much of it was frontage land, and since he thought that it was probably the best remaining large property in town, he thought that the owner would be able to sell it for that amount. He doubted whether the Town would vote to buy the land, but said that he didn't know the general feelings of the Town in this regard, and thought that certainly the proposition should go to special Town Meeting. Mr. Macone put Mr. Bickford in touch with the head of the Fish and Wildlife division of the Department of Natural Resources, who told Mr. Bickford that it seemed to be an excellent idea to him, and that the Town could count on his support for the plan. Mr. Bickford noted that he had been in communication with the State Department of Natural Resources, and that they had indicated an interest and willingness to support the purchase, from what Mr. Bickford had told them.

A general discussion of specific points followed, and the Board agreed unanimously that the proposition should be put to a vote of the Town at the earliest opportunity. Messrs Hosmer and Smith, who were not present, had previously expressed their agreement with the plan.

Following the joint meeting, the Planning Board met with D. Perley, its consultant engineer for the DeBonis subdivision, to hear his report on the proposed road drainage for that subdivision. Mr. Perley began by noting that in certain areas along the road the proposed gutters might overflow and thus cause water to run across the road surface. He felt that this might most likely happen in winter time when snow would plug the ditches and cause the overflow condition. This, of course, could cause severe icing condition on the road surface under proper circumstances. He also observed that the gutters were constructed on filled land, and would thus be very prone to washing out.

Mr. Perley went on to comment that the high point in the land was at station 12+0 and that run off going in the northerly direction would flow for some 1,000 feet before running into ditches at the northerly bend in the road (station 21). He felt that this was an excessive distance for uncontrolled runoff water to flow, and that the preferable arrangement would be catch basins between stations 12 and 21, connected by buried pipes, which would control the drainage. He also noted that gutters should be installed at station 21 (near the bend where the road turns northeasterly on Bickford's land). Again he observed that the proposed gutters along this 1,000 foot section of road were on filled land, and prone to washout.

On the new part of the road (over Bickford's lot) Mr. Perley felt that the cobbled ditches were inadequate, considering the steepness of the grade and the fact that perhaps half of the road would be on filled land. He recommended catch basins half way down the grade. (approximately where the cut and fill section would start), with buried pipes from those catch basins on down the hill to discharge into the waterway at the bottom where the road curves to the south.

He therefore, recommended that catch basins be installed at proper sites all along the road, and that they be connected by buried pipes which would discharge at the two main watercourses (approximately station 21 and station 7+50) in the subdivision. However, he outlined an alternative plan, which would provide adequate drainage, reasonably low maintenance, and might be less expensive to install. In essence, this would involve the same number of catch basins, but instead of being tied together along the length of the road, they would be connected in pairs, one on each side of the pavement, and discharge overland from each catch basin-pair site. However, he strongly recommended that if such an arrangement were used, that catch basins with underground pipes to the natural water course at station 21 be required on the steep grade of Bickford's land. He was certain that heavy erosion would occur on this grade otherwise. He further noted that the alternative plan of catch basin-pairs, although providing adequate drainage, might cause problems in the future as the system would dump runoff water over several of the lots. Finally, he said that if the Board were disposed to accept the gutter-type approach which Mr. DeBonis favored, the road cross section should be modified by not building up the curbs and by placing gutters along both sides to collect the runoff. Thus the water would not stand on the road. He felt that this would possibly give reasonable drainage, but pointed out that it would require pipes under each driveway which could lead to high maintenance by the town. Mr. Perley also noted that the cobbled waterways near the headwalls and the headwalls themselves should be shown in details on the plan. Catch basin details should also be shown, if required. In addition Mr. Perley felt that the Town should receive easement giving it the right to discharge water without any liability in both natural watercourse areas.

The Board discussed the situation, and Mr. McAllister wondered whether the Board might not be requesting a drainage system of more complexity than the its Rules and Regulations permitted. The relevant sections of the Regulations were read, and it was generally agreed that the Regulations were broad enough to allow for the type of requirements being discussed. The Board unanimously agreed that it should require the type of drainage proposed by Mr. Perley, and instructed the Clerk to so inform Mr. DeBonis. In consideration of the fact that Mr. DeBonis' extension would expire on Wed. April 24, the Board agreed that if Mr. DeBonis wished to so modify his plan, in consultation with Mr. Perley, and return it for approval before the 24th, a special meeting could be held to accommodate him. The Board felt that it would also grant a third extension if requested by Mr. DeBonis, or disapprove the plan, and then continue discussions with the developer, as Mr. DeBonis saw fit.

Respectfully submitted

Terry O. Herndon Clerk